

# Holden Beach Commissioners Reach Rezoning Compromise

BY SUSAN USHER

Holden Beach commissioners compromised last Thursday on a request to rezone a tract of land between Rothschild and Quinton streets.

On a motion by Hal Stanley, they rezoned all but one block (oceanfront) of the tract from residential to commercial during a special meeting that preceded a budget workshop.

"We compromised, I think," Stanley said after the vote.

Commissioners also asked the planning and zoning board, which met later in the day, to consider revisions to the zoning ordinance that would allow residential construction in areas zoned commercial, a concern raised at a public hearing the

previous week.

"Block A," the area omitted in the rezoning, is the oceanfront block between Cole and Quinton streets. At the time of Thursday's meeting, no requests to rezone the area commercial had been received and none of the property owners involved had spoken for or against its rezoning.

Several persons at the public hearing, however, had questioned the congestion that might be created if additional oceanfrontage was rezoned commercial, particularly near the foot of the bridge. Yet, Commissioner Jim Griffin said, because of the lots' proximity to the bridge, "R-1 is not the highest and best use of that land."

Commissioner Graham King, the only member to vote against the motion, questioned the size of the proposed commercial zone, particularly along the oceanfront. "I agree with the block approach, but not with the size of the block."

When Commissioner Hal Stanley noted that more than half the proposed area was already in commercial use, King replied, "fully 75 percent of the oceanfront is not."

He added, "I'm not sure we'd be doing these people a favor rezoning it."

King suggested the rezoning might actually lower property values, making someone hesitant to build a nice residence if they thought a "hotdog

stand might be built next door." To which Mayor Kenner Amos replied, "It (a commercial district) has to be somewhere."

The proposed rezoning conformed to the town's 1980 land use plan.

Based on requests from property owners, the planning and zoning board had first proposed rezoning the tract from Rothschild to Cole streets, but then expanded the proposed commercial area to conform with the land use plan.

Most board members said they had thought the zoning of an area R-2 or commercial would not prohibit construction of single-family residences in the same area. But it does, at least right now.

Under amendments proposed

Thursday night by the planning board, single-family, duplex and multifamily housing, but not mobile homes, would be allowed in commercially-zoned areas in the future.

In regard to Block A, board members also said that because they were excluding it from the rezoning now didn't mean they would automatically agree to rezone lots in the area commercial in response to future requests from property owners.

Proposing a Jordan Boulevard cutoff line for the rezoning, King had suggested, "If these people want to be commercial all they have to do is ask for it."

But Stanley pointed out, "That's what we're trying to get away from."

In other business, commissioners:

- Denied a request from Jimmie and Hazel Monroe to rezone the property at 137 Ocean Boulevard West from residential to commercial. The planning and zoning board had recommended against the move, saying it would not agree with the land use plan and would also be an instance of "spot" zoning.

- Heard a request from Karen Moshoures, director of operations for the South Brunswick Islands Chamber of Commerce, to include \$1,000 in the town's 1985-86 budget for the chamber, to help in its promotion of the area and provision of hospitality and information to visitors.

## Planning Board Recommends Two Changes

BY TERRY POPE

One sentence may make all the difference in the world to property owners included in the 90 or more lots rezoned for commercial use by Holden Beach commissioners last Thursday morning.

Following the commissioner's request, planning board members agreed last Thursday that amending the C-1 commercial district ordinance to allow "one-family, two-family and multi-family homes, excluding mobile homes" would solve a lot of problems.

At a public hearing on the proposed rezoning of all lots lying between Rothschild and Quinton Streets last week, several residents questioned if they would be allowed to rebuild their homes in a commercial zone if they were destroyed. Commissioners agreed to ask the planning board to reword the ordinance so the property owners would be allowed to construct buildings other than commercial buildings in the C-1 zone.

Commissioners voted to rezone the entire area between Rothschild and Quinton streets commercial last week, except for lots lying along the oceanfront.

At the planning board's meeting Tuesday, members voted to recommend that two lots lying in the oceanfront district be rezoned to commer-

cial if the town attorney determines the request to be legal. Boyd R. Ford Jr. of Loris, S.C., has filed a petition to have lots 4 and 16 on the oceanfront rezoned commercial.

Although the two lots lie in the same area the commissioners refused to rezone for commercial use last week, changing the commercial ordinance to include home construction may now make a difference, the board agreed.

"One of the main reasons this was not rezoned at that time," said board member Jack Scarborough, "was some of the residents were afraid they could not rebuild. That has been recommended to be changed."

"That was definitely one reason," added commissioner Jim Griffin. "Another was because of the mass of lots and misunderstandings of how the rezonings were consistent with the land use plan."

In making the motion to recommend the rezoning of the two lots, Scarborough said there was "no reason to hold him (Ford) up. He's gone through the proper channels."

Griffin added there would be no "great big rush to do the other lots," but that approving this one petition would "let one of the blocks get out of the way. There's no doubt in anyone's mind that one day that whole block will be commercial."

## NO DROUGHT RELIEF IN SIGHT

### 'Normal' May Weather Is Week's Forecast

Normal late May weather continues in the forecast for the South Brunswick Islands, without the extra rains needed to boost low water table levels.

Shallotte Point meteorologist Jackson Canady said the area should see average temperatures in the low to mid-60s at night ranging to the low to mid-80s during the day, with about a half-inch of rain.

"It looks like a fairly normal late May weather pattern," he said.

While that means generally good weather, it doesn't offer much hope of general drought relieving rains, Canady added.

"There could be some local relief through scattered thundershowers. Farmers have had some relief with the rain in recent weeks, but the water table is still several inches below what it should be."

The dryness of the topsoil has been temporarily relieved in some places. We're not as bad as we were, but the rainfall hasn't made that (water table loss) up. We've got a ways to go."

During the period May 21 through 27, for instance, Canady recorded only eight one-hundredths of an inch of rain with his gauge at Shallotte Point, while other areas of the county received "considerably more" rainfall.

For the period he recorded a maximum high reading of 96 degrees on the 27th, and a minimum low of 51 degrees that same day.

An average daily high of 91 degrees and an average daily low of 60 degrees combined for a daily average temperature of 75 degrees, which Canady said was about three degrees above normal.

## Turnout Said Good

(Continued From Page 1-A)

Islands Chamber of Commerce, said the delegation made an impression on others at the meeting.

"I think they realized we were getting attention. We were well represented."

And, she added, "Everybody was

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